085.0	0001	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	950,900	/	950,900
USE VALUE:	950,900	/	950,900
ASSESSED:	950,900	/	950,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
239		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERDERESE JOHN T
Owner 2:	
Owner 3:	
Street 1:	239 LOWELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1998, having primarily Clapboard Exterior and 2326 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	551,900		399,000	950,900
Total Card	0.115	551,900		399,000	950,900
Total Parcel	0.115	551,900		399,000	950,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.81 | /Parcel: 408.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	53328
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!6903!

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	551,900	0	5,000.	399,000	950,900	950,900	Year End Roll	12/18/2019
2019	101	FV	430,400	0	5,000.	393,300	823,700	823,700	Year End Roll	1/3/2019
2018	101	FV	430,400	0	5,000.	302,100	732,500	732,500	Year End Roll	12/20/2017
2017	101	FV	430,400	0	5,000.	285,000	715,400	715,400	Year End Roll	1/3/2017
2016	101	FV	430,400	0	5,000.	262,200	692,600	692,600	Year End	1/4/2016
2015	101	FV	426,300	0	5,000.	245,100	671,400	671,400	Year End Roll	12/11/2014
2014	101	FV	426,300	0	5,000.	225,700	652,000	652,000	Year End Roll	12/16/2013
2013	101	FV	426,300	0	5,000.	225,700	652,000	652,000		12/13/2012

PRINT

Date	Time
12/10/20	21:36:15

LAST REV

Date	Time
07/18/19	14:07:41
apro	
6903	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TESTA GERARD	28857-318		7/21/1998	Family	1	No	No		Y

USER DEFINED

Prior Id # 1:	53328
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2013	478	Manual	2,280	C				
12/3/2012	1603	New Wind	12,980	C				
9/29/2011	1203	Redo Kit	10,000					
7/22/2009	615	Porch	10,000					
3/26/1998	144		175,000					34X42 NEW DWELLING

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Inspected	BS	Barbara S
10/29/2018	MEAS&NOTICE	CC	Chris C
6/12/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
5/16/2012	Info Fm Prmt	BR	B Rossignol
3/10/2000	Inspected	264	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
3/13/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	7.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10141873
Const Adj.:	1.14419246
Adj $ / SQ:	157.529
Other Features:	117066
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597947
Depreciation:	46042
Depreciated Total:	551905

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

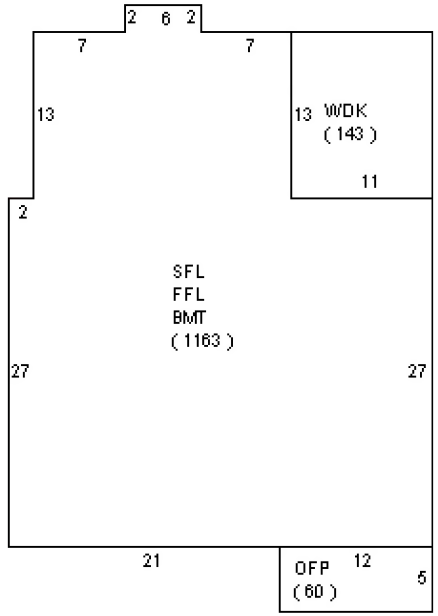
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.28
Special Features:	0	Val/Su Net:	149.49
Final Total:	551900	Val/Su SzAd	237.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,163	47.260	54,962
FFL	First Floor	1,163	157.530	183,207
SFL	Second Floor	1,163	157.530	183,207
WDK	Deck	143	14.870	2,126
OFP	Open Porch	60	50.340	3,021

Net Sketched Area:	3,692			Total:	426,523
Size Ad	2326	Gross Are	3692	FinArea	2326

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: